

APARTMENT SALES

REMARKET

Unusually Heavy Trading in Multifamily Properties Reported in Manhattan.

The Manhattan Realty Company, Inc., Portman president, has purchased from Jacob Aschold the newly completed nine story apartment house, 42nd St., at 24 West Sixty-ninth street, valued at \$300,000. The house contains two suites of four and six rooms on a floor and is fully tenanted under four and five year leases. It returns an annual rental of \$46,000. William S. Baker and H. J. Kantorowitz were the brokers.

Foot & Martin, operators, have purchased from May V. Hamilton the four story building with stores on the ground floor and apartments above at 631 Park avenue on a lot 22.6x30, between Sixty-fifth and Sixty-sixth streets. The present use of the building will be continued. Brown, Wheelock-Harris, Vought & Co. negotiated the sale.

O'Reilly & Dunn sold for Irene Goss to a client of Frederick J. Feuerbach, 125 West 127th street, two five story apartment houses, 50x100.

Cusack Company sold for Jacob Kornblum the five story apartment house 708 West 177th street, held at \$55,000.

Meister Builders, Inc., purchased from Ravitch Bros. 61-65 East Ninety-seventh street, between Madison and Park avenues, three six story walkup houses, each 45x100x10.11. They accommodate twenty-two families and have a rental of \$46,000. The houses were held at \$275,000. H. D. Baker and A. Robinson were the brokers.

Merle Realty Corporation (Marcus L. Oak) purchased the two three story flats 370-372 West Thirty-fifth street, between Eighth and Ninth avenues, 29.6x93.9, from Malcolm McNaughton. John Fluck was the broker.

Isaac Lowenthal and William Prager purchased from Annie Bernstein 521 West 175th street, adjoining Audubon avenue, 50x100, a five story apartment house, with house, with a lot 14x100 and held at \$75,000. Charles Berlin & Co. were the brokers.

Mullinville & Co. sold for Joseph York the five and a half story tenement, 52x100, at 433 East 117th street to the Sedgwick Avenue Garage, who gave in part payment four and a half lots on Virginia road, Douglasston Park, 1.1 acre, 50x100, sold 519 West 124th street, a fifteen family house, 46x100, valued at \$55,000.

Halp Russell sold the five story tenement, 52x100, at 217 East 107th street to Giuseppe Volonté to Eugene and Antonio Argila.

Bronger & Co. and Ryan & Co. sold the five story flat, 25x100, at 145 East Twenty-sixth street, to Lena Spigel. The Pottembaum estate sold the five story tenement with stores at 35 Henry street to Dr. John B. Corsiglia. Morris Koerner was the broker.

McLennan Realty Corporation purchased 1205 Third avenue, a five story tenement containing twenty families and stores, 25x100.

David Linn recold two four story tenements, 2131 and 2133 First avenue, to Joseph Borello through R. Prezano.

Hudson P. Rose Company bought from D. and J. Oppmann the five story tenements, 224 West Sixteenth street.

TRANSFERS IN MANHATTAN.

Walter T. Kohn sold to Maurice Rosenwald the five story tenement, 1329 Madison avenue, southeast corner of 12th street, 25x100.

Klassmore Realty Corporation sold to Harry L. Gutter the six story apartment, 216 and 218 West 143d street, 50x95x11.

May C. Jones sold to Lena Spigel the four story tenement, 1611 First avenue, near Eighty-fourth street, 25x75.

Herman Blaes sold to Sigmund Levin the five story tenement, 340 East Fifty-fifth street, 25x100.

Franklin C. Reed sold to Henry G. Hanley the four story dwelling, 509 West 160th street, 15x99x11.

Kingsley Contracting Company sold to Walter L. Cline the two story dwelling, 40 Adrian avenue, on Marble Hill, 18.9x50.

J. M. Cole sold to Messmore Kendall the three story dwelling, 193 East Thirtieth street, 15x99x11.

Henry Weinberg sold to James Smith the five story dwelling, 48 West 130th street, 20x99x11.

IN THE DWELLING MARKET.

Frank L. Fisher Company sold to Robert E. Ely his American basement residence, 328 East Fifty-first street, to James H. Kirkpatrick for occupancy.

Bronger & Co. and Ryan & Co. sold the two story dwelling, 435 East Nineteenth street for Leonard Weill to Maud Gilbert.

John H. Pierce resold for Leonard Weill the three story dwelling, 212 West 129th street, 17x100, to William P. Jones.

J. M. Kelly Company sold for the Adams-Fellman estate to M. and F. Condon the four story dwelling, 19 West Eighty-seventh street, 20x100.3.

BUSINESS PROPERTY SALES.

M. Morgenstau, Jr. Company and Everett M. Schuchman Company, Consolidated, sold for Dora Fernbacher the six story loft, 22 Jones street, 42.2x97.6, to M. Supergrade & Son, clients of M. & L. Hase.

Fredrick Brown has purchased from Helen A. Titus the four story taxpayer with six stores at the southwest corner of Columbus avenue and Seventy-ninth street, fronting 18 feet on the street and 75 feet on the avenue.

RESIDENTIAL RENTALS.

Austin A. Decker, with S. Osgood Pell & Co., leased for Charles Muller 143 East Fifty-seventh street, a five story house, 17x30, for twenty-one years. The tenant will occupy.

Douglas L. Elliman & Co. leased apartments in 270 Park avenue to S. Lawrence Rudin. Mrs. M. R. Hambar and Miss Ruth Sire, in 635 Park avenue to Baron de Vaux, in 50 East Sixty-first street to Miss Sigrid Holmgren, in 64 East Sixty-third street to A. E. Wheelan and in 151 East Eighty-eighth street to Leo Kugel.

Roberta F. Castleman, Inc., leased apartments in 32 West Fifty-sixth street to Eldor R. Campbell.

Hamilton, Iselin & Co. leased furnished apartment in 55 West Fifth street to Barbara Kent.

Culver & Co., with Douglas Gibbons & Co., leased an apartment in 136 East Sixty-seventh street to E. Stewart Davis.

Hamilton, Iselin & Co. leased an apartment in 131 East Sixty-sixth street to John A. Duffell, city and country, for \$1,500 per month, and to E. G. Erastus, city and country, for \$1,500 per month.

IN THE AUCTION ROOM.

(41 VESLEY STREET)

By Henry Brady.

On Nov. 23, 25, 26, 27, 28, 29, 30, 1922, at 11:30 A. M., in the City of New York, at the City Hall, will be sold by public auction, for the benefit of the City of New York, the following real estate, to-wit:

1. A certain lot of land, situated in the City of New York, bounded on the north by the City Hall, on the south by the City Hall, on the east by the City Hall, and on the west by the City Hall.

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OPERATION PLANNED FOR TREMONT AVENUE

Site at Crotona Parkway and Honeywell Avenue.

Max N. Natanson sold to the Koenig Improvement Company for immediate improvement the block front on the north side of Tremont avenue, between Crotona Parkway and Honeywell avenue, fronting 124 feet on Tremont avenue, 110 feet on Crotona Parkway and 130 feet on Honeywell avenue.

In part payment Mr. Natanson took the one story taxpayer store, nearing completion, at the northwest corner of 149th street and Tinton avenue, fronting 95 feet on 149th street and 50 feet on Tinton avenue. The broker was M. Lefkowitz.

Samuel Monscheln purchased two new law houses, 1274 to 1280 Stebbins avenue, between 80th and 81st streets, the corner. J. C. Hough & Co. sold to the Socol Realty Company, Nathan Socol president, 910 and 912 Intervale avenue, five story apartment houses, 50x100.

Blackmer & Goldner sold to an investor for Louis Schwartz 764 Vyse avenue, five story apartments, 50x100.

M. L. and C. Ernst sold to Jacob Edelberg 457 and 459 Clairmont Parkway, a six story new law house, containing stores, 40x100. Alexander Selkin and David Mintz negotiated the sale.

The 1922 street consolidation on Tremont avenue to Gustav Halpern the southeast corner of Grand Concourse and 108th street, 121.9x164.10.

J. Clarence Davies, Inc., sold for Henry C. Bridgford to Mary Barrett 42 East 144th street, near Willis avenue, a two story dwelling, 18x100.

William J. Sherry sold for George J. McGregor a frame dwelling, 273 East 238th street, Woodlawn Heights, to Mrs. Josephine Halcovita, and for George Nelson, a plot of 33x111 feet, southeast corner of 238th street and Wyse avenue, Woodlawn Heights, to Arthur Zimmermeyer.

Merle Realty Corporation (Marcus L. Oak) purchased the two three story flats 370-372 West Thirty-fifth street, between Eighth and Ninth avenues, 29.6x93.9, from Malcolm McNaughton. John Fluck was the broker.

Isaac Lowenthal and William Prager purchased from Annie Bernstein 521 West 175th street, adjoining Audubon avenue, 50x100, a five story apartment house, with house, with a lot 14x100 and held at \$75,000. Charles Berlin & Co. were the brokers.

Mullinville & Co. sold for Joseph York the five and a half story tenement, 52x100, at 433 East 117th street to the Sedgwick Avenue Garage, who gave in part payment four and a half lots on Virginia road, Douglasston Park, 1.1 acre, 50x100, sold 519 West 124th street, a fifteen family house, 46x100, valued at \$55,000.

Halp Russell sold the five story tenement, 52x100, at 217 East 107th street to Giuseppe Volonté to Eugene and Antonio Argila.

Bronger & Co. and Ryan & Co. sold the five story flat, 25x100, at 145 East Twenty-sixth street, to Lena Spigel. The Pottembaum estate sold the five story tenement with stores at 35 Henry street to Dr. John B. Corsiglia. Morris Koerner was the broker.

McLennan Realty Corporation purchased 1205 Third avenue, a five story tenement containing twenty families and stores, 25x100.

David Linn recold two four story tenements, 2131 and 2133 First avenue, to Joseph Borello through R. Prezano.

Hudson P. Rose Company bought from D. and J. Oppmann the five story tenements, 224 West Sixteenth street.

MISCELLANEOUS LEASES.

Cushman & Wakefield, Inc., leased offices in 52 Vandewater avenue to H. W. Kantor & Son, Advertising Company of Chicago, and the Stomlin Corporation; also in 50 East Forty-second street to J. Donald Owens.

Brady & Bowman leased offices in the Madison Building, Forty-fifth street and Madison avenue, to Raymond Gilroy & Co.

H. J. Friedman Company leased for Spear & Co. agents, 10,000 square feet in 133 West Twenty-first street to Ladin & Co., 5,000 square feet in 73 Madison avenue to Michael Cooper; 5,000 square feet in 7 West Thirtieth street to Marvin Shaw & Co.; 5,000 square feet in 25 West Thirty-third street to Koen Bros.; 2,500 square feet in 135 West Twenty-seventh street to Singer & Katz.

Daniel Birdsall & Co., Inc., rented store and basement in 143 West Eighteenth street to the Royal Spicery Company, Inc.; seventh floor in 36 East Twentieth street to the Champion Manufacturing Company, and store in 102 Park place to the Lebanon Machine Company.

Spence & Co. leased 21,000 square feet on the sixth floor of the Central Mercantile Building to Samuel Bernstein & Son, boys' wear suits, at an aggregate rental of \$75,000; also leased second floor and basement in 25 West Thirtieth street to Mollie Mayers, corset manufacturer; fifth floor in 45 West Twenty-fifth street to Lewis-Wise Company, L. S. bathhouse and house garments, and showroom space in 42 West Third-thirtieth street to Phillip Keyner, women's apparel.

Cross & Brown Company leased to Anne Rowell fourth floor, rear, in 40 East 21st street.

John Constable Moore leased to H. A. & A. I. Piercy Contracting Company the fourth and part of the ground floor in the garage building recently completed by the Chrysler Motor Corporation on the plot 200x100 at Twenty-third street and Thirtieth avenue, at a rental of \$22,000 per annum.

Hagstrom-Callen Company leased to Augusta Ferro for three years for the General Agency of the Reform Church in America the three story building 126 West Fifty-fifth street, adjoining Broadway.

Ames & Co. leased the store, 26 West Thirtieth street, to Samuel Shapell; left in 13 East Thirtieth street to A. Bonito and D. Marinaccio and a loft in 62 West Twenty-seventh street to Herman Cline.

E. H. Peck of S. Osgood Pell & Co. leased for Charles Muller the three story building, 143 East Fifty-seventh street, for twenty-one years, to Arthur Chagny.

TO IMPROVE YONKERS PLOT.

Joseph G. Abramson, operator, has leased a plot, 105x100, at the southwest corner of South Broadway and Post street, Yonkers, from the estate of E. J. Remond. The plot has been improved by a two story structure from design by Louis A. Abramson, and to rent the corner store to a Yonkers bank. The plot has been improved with a new building and an option to purchase during the first three years for \$65,000.

J. Romaine Browne & Co., the brokers, have been appointed renting agents.

PERSONAL AND IMPERSONAL.

Elizabeth H. Browning is the buyer of 33 West Fifty-seventh street, sold recently.

D. A. Loring, Jr., and Lewis C. Murdoch will sell, according to the Will of Murdoch after December 1, they will specialize in North Shore properties on Long Island.

James Boyd placed a first mortgage of \$155,000 on the six story apartment, Fort Washington avenue, northeast corner 190th street, for \$135,000 on 853 Southern Boulevard and \$25,000 on 793 Southern Boulevard.

Margen & Glaser, architects, have filed plans for five story tenements to be erected at 42 West 162d street for the Minibell Construction Company, 312 Clinton avenue. They will cost approximately \$110,000.

Arthur C. Sheridan announces that among the dwellings in the Fifth and Park avenues section offered at the night auction in the Hotel Hamilton ball room on November 28 is 185 East Seventy-first street, belonging to Judge Charles C. Nott, Jr., of the Court of General Sessions.

The Prudential Insurance Company of America reports 1,528 mortgage loans totaling \$308,287.73 allowed in September and October. The loans were made all over the country and will provide new accommodations for 234 families. The report shows that 1,523 of the loans, aggregating \$5,338,987.73, are on dwellings to accommodate 1,734 families and 1,229,290 on other property.

Arthur C. Sheridan, real estate agent, 102 Broadway, Cora, 2225.

REAL ESTATE AT AUCTION.

ARTHUR C. SHERIDAN, Real Estate Agent, 102 Broadway, Cora, 2225.

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Immediately advanced, first mortgages, interest 5% to 6% per annum, anywhere, also to help upon their inheritance in will; also money loaned promptly second mortgages, quick answers. W.A.D.B. 15 Park Row, Suite 201-2.

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Between 58th & 59th Sts.
J. CLARENCE DAVIES, Inc.
149th Street and 3rd Avenue

5TH AVE CORNER

To settle an estate Henry C. Bridgford to Mary Barrett 42 East 144th street, near Willis avenue, a two story dwelling, 18x100.

Fieldston

NEW YORK CITY'S MOST ACCESSIBLE SUBURBAN HOME. 527 5TH AVE. N. Y. C.

BRICK HOUSE BARGAIN

\$2,000 cash, balance \$35 monthly principal, beautiful tax exempt brick house, large plot, wide boulevard, fine restricted neighborhood, near station, 20 minutes Manhattan, garage space, the kitchen, the bath, steam, sewerage, MENECER, 30 Union Hall St., Jamaica. Phone Jamaica 4245.

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At Port Washington, L. I. Fronts on Main Automobile Road, Adjoining the Knickerbocker Yacht Club. A Wonderful Location.

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